

NORFOLK CITY PLANNING COMMISSION – ITEM NO. 12

PUBLIC HEARING DATE: MAY 23, 2002

STAFF REPORT-DEPARTMENT OF PLANNING

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Special Exception: To operate an automobile storage yard.

Location: 1132 Harmony Road (Maps 1 and 2).

Applicant: William Higgins

Property Owners: George Steinke

Description of proposed use:

The applicant is seeking a special exception to operate an automobile storage yard at 1132 Harmony Road. The applicant currently operates Jack's Towing at 1114 Harmony Road (which is to the east of the subject property). The applicant intends on expanding to include both 1114 and 1132 Harmony Road.

The site is zoned I-2 (Light Industrial). Automobile storage is permitted by special exception in this district.

The proposed hours of operation are 24 hours per day, seven days per week.

Description of existing land use pattern:

The site is located in an I-2 (Light Industrial) district which is oriented to the intersection of Harmony, Raby and Sabre Roads. The district is developed with a variety of industrial uses including warehousing, construction materials and equipment supply businesses and storage facilities.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

The Planning Commission has not recently considered any applications in

the general vicinity of this application.

- 1) 2000: A request by Jack's Towing (Bill Higgins) for a special exception to operate an automobile storage yard on property located at 1114 Harmony Road. The request was approved.
- 2) 2000: A request by Jack's Towing (Bill Higgins) for a special exception to operate an automobile storage yard on property located at 5575 Raby Road. The request was approved.

Neighborhood Impact:

This proposal should not have an adverse impact on the surrounding industrial properties. This parcel has no direct residential exposure.

General Plan Impact:

The General Plan designates this area as industrial/transportation/utility. However, the site is too small (under 3 acres) to be individually depicted in the General Plan.

Zoning Impact:

As shown on Map 1, the site is located in an I-2 (Light Industrial) district which is developed with conforming industrial uses. This use would have to observe the general conditions for special exceptions in Section 25-9 of the City of Norfolk Zoning Ordinance, and the specific parking requirement for an automobile storage yard in Chapter 15, Off-lot Parking and Loading. The parking standard for an automobile storage yard is 200 square feet of land available for each vehicle stored.

PART 3: RECOMMENDATION

It is recommended that this special exception be approved subject to the following conditions:

- 1) No repair work shall be conducted on the site.
- 2) The site shall be developed in accordance with an approved site plan, designed in conformity with the requirements of Chapter 26, "Site Plan Review", and Chapter 17, "Landscaping and Buffers", of the Zoning Ordinance of the City of Norfolk, 1992, as amended.

- 3) There shall be no storage of wrecked and/or inoperative vehicles without an appropriate contract obligation. All such wrecked and/or inoperative vehicles shall be removed upon the completion of insurance matters or upon obtaining title to the car if abandoned.
- 4) No business license shall be issued until the above conditions have been satisfied.

MAPS

1. Location and Zoning
2. Site
3. Site Plan

Report Prepared: May 9, 2002

Copies Provided To:

City Planning Commission

Applicant: Bill Higgins

Property Owners: George Steinke

Others: Assistant City Manager Shurl R. Montgomery
City Attorney Bernard Pishko
Deputy City Attorney Daniel Hagemeister
Parks and Forestry, Sid Baker